

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): 2014-07-02
Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2

1. Project Title/Name: **REHOBOTH LANDING**
2. Location (please be specific): **SOUTHEAST OF JOHN J. WILLIAMS HIGHWAY (DE RTE. 24), AND SOUTHWEST OF COASTAL HIGHWAY (DE RTE. 1)**
3. Parcel Identification #: **3-34-12.00-127.01**
4. County or Local Jurisdiction Name: where project is located: **SUSSEX COUNTY**
5. If contiguous to a municipality, are you seeking annexation: **NO**
6. Owner's Name: **HEROLA FAMILY, LLC** **ATTN: ROBERT HOOD**
Address: **3111 132nd AVENUE SE**
City: **SNODHOMISH** State: **WASHINGTON** Zip: **98290**
Phone: **(425) 870-5350** Fax: **—** Email: **robthood123@gmail.com**
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **REHOBOTH LAND PARTNERS, LLC**
Address: **601 E. PRATT ST, 6TH FLOOR** **ATTN: TUNNIE PING**
City: **BALTIMORE** State: **MARYLAND** Zip: **21202**
Phone: **(410) 347-2942** Fax: **—** Email: **tunnie@cordish.com**
8. Project Designer/Engineer: **McLAREN ENGINEERING GROUP** **ATTN: PETE V. MELLITS, P.E.**
Address: **601 E. PRATT ST., #302**
City: **BALTIMORE** State: **MARYLAND** Zip: **21202**
Phone: **(410) 243-8787** Fax: **(410) 243-4956** Email: **pmellits@mgmclaren.com**
9. Please Designate a Contact Person, including phone number, for this Project: **PETE V. MELLITS, P.E.**
(410) 243-8787

Information Regarding Site:

10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: RETAIL SHOPPING CENTER AND SURFACE PARKING If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. HEROLA FAMILY PROPERTY REZONING AND ARTISANS' BANK (2012-08-03) HOOD PROPERTY OFFICE PARK (2004-03-03)	
12. Area of Project (Acres +/-): 23.7AL	Number of Residential Units: N/A Commercial square footage:
13. Present Zoning: CR-1	14. Proposed Zoning: N/A
15. Present Use: VACANT	16. Proposed Use: RETAIL / SHOPPING CENTER
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: TIDEWATER UTILITIES, INC. Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: SUSSEX COUNTY Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): N/A	
20. Environmental impacts: NONE	
How many forested acres are presently on-site? 0 NONE How many forested acres will be removed? 0 NONE	
To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No NO KNOWN WETLANDS ON-SITE	
Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres:	
If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts:	
How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? _____	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: BIORETENTION / INFILTRATION	
23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much? _____ Acres:	
What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: ~ 870

What percentage of those trips will be trucks, excluding vans and pick-up trucks? < 20%

26. Will the project connect to state maintained roads? ☒ Yes ☐ No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.

28. Are there existing sidewalks? ☐ Yes ☒ No; bike paths ☐ Yes ☒ No
Are there proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? ☐ Yes ☒ No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? ☒ Yes ☐ No

Person to contact to arrange visit: * SEE #9, CONTACT PERSON AND PHONE NUMBER * phone number: * SEE #9, CONTACT PERSON AND PHONE NUMBER *

31. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

Date

Signature of Person completing form

Date

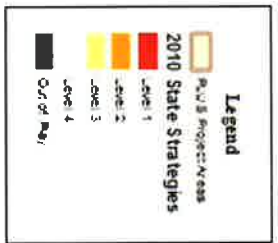
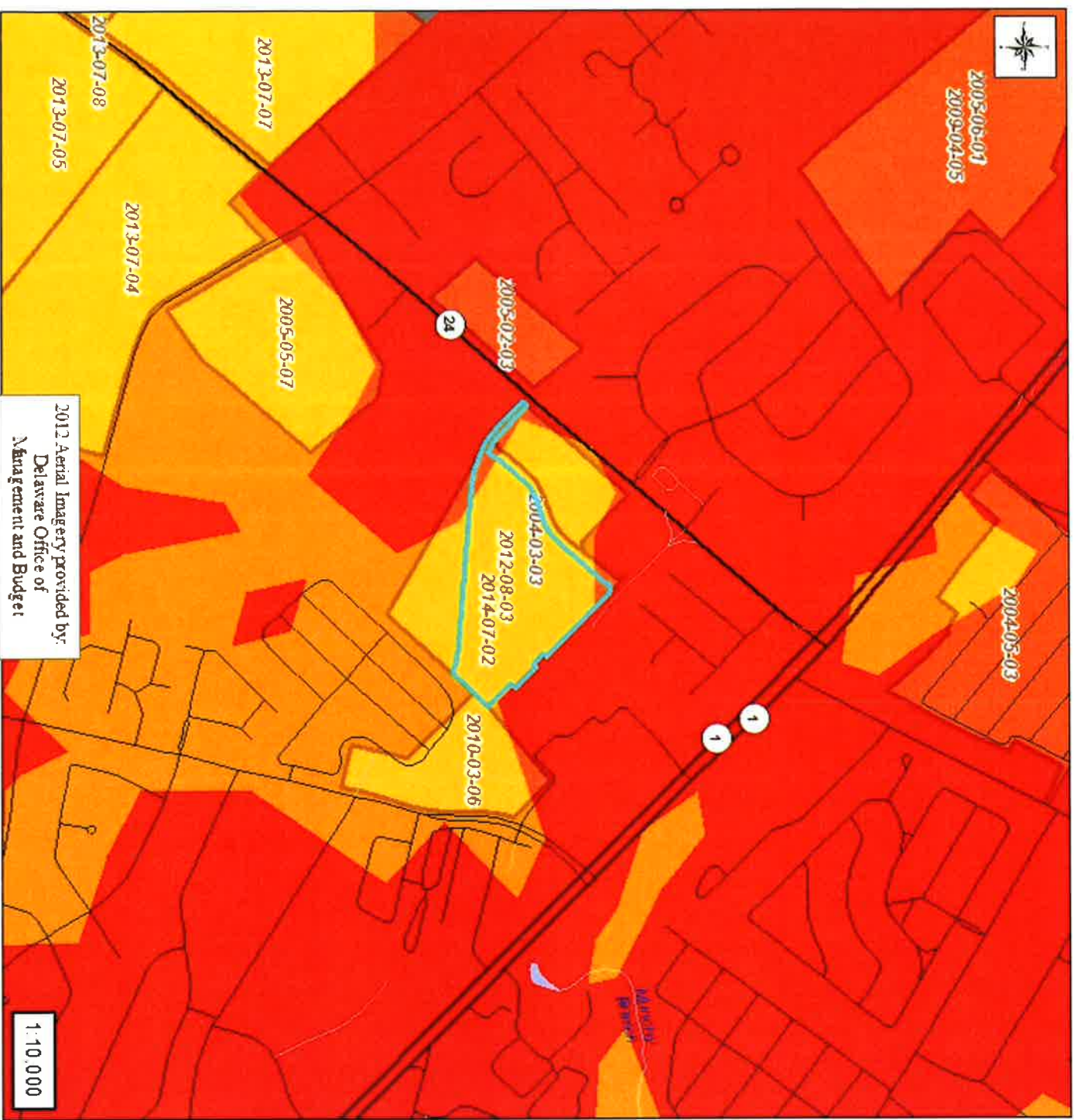
(If different than property owner)

Signed application must be received before application is scheduled for PLUS review.

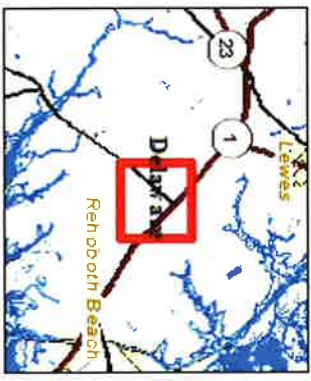
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.

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Rehoboth Landing
2014-07-02



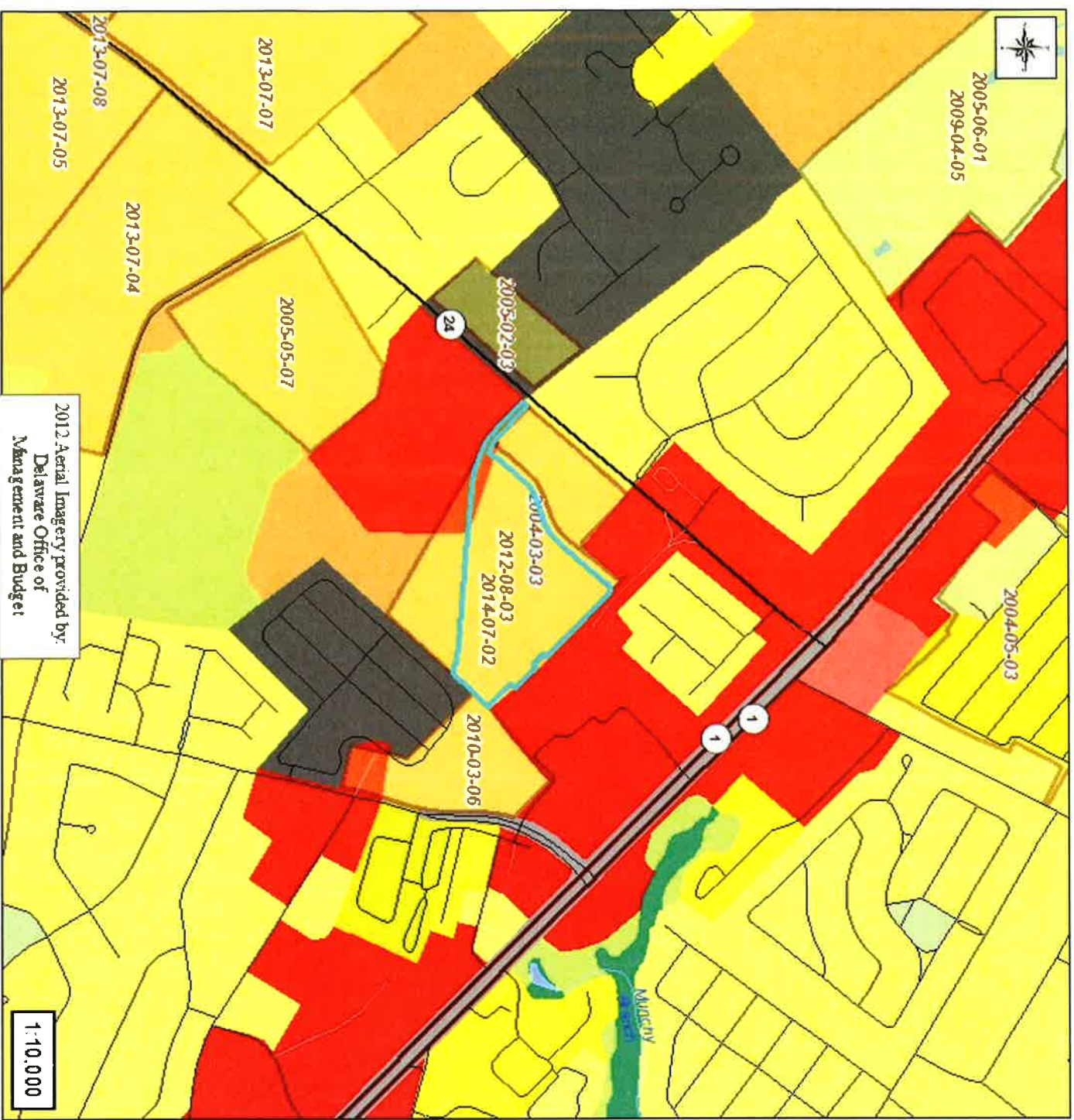
Location Map



2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

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Rehoboth Landing
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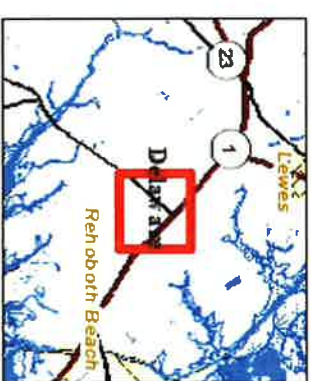
2012 Aerial Imagery provided by:
Delaware Office of
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Legend

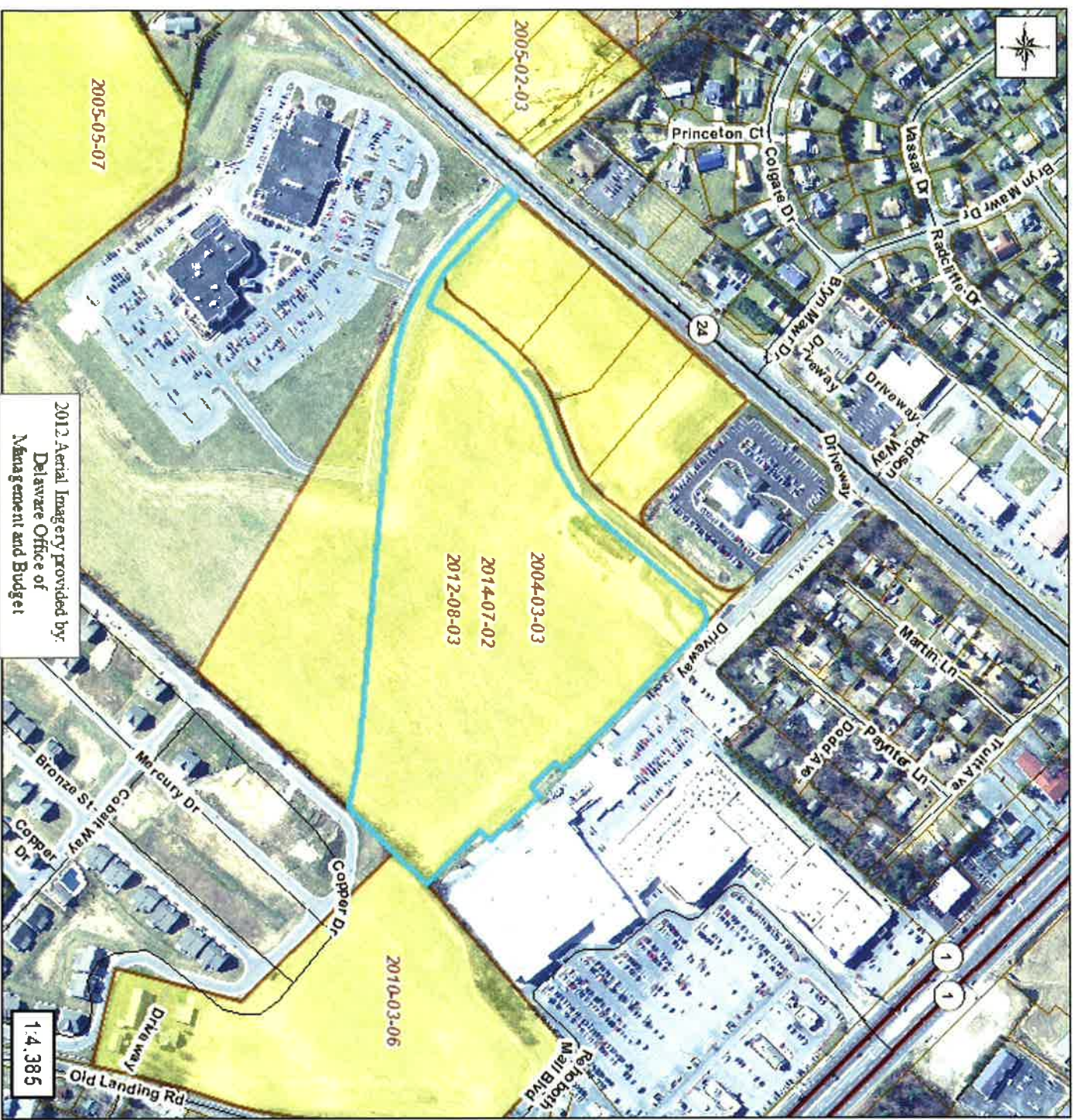
- PLUS Project Area
- 2007 Land Use
 - Single Family Dwellings
 - Medium Density Dwellings
 - Medium Density Business
 - Commercial
- TRANSPORTATION CORRIDORS
- Mixed Urban Built-Up
- Recreation
- Farmland/Forest
- Mixed Forest
- Marine Reservoirs and Wetlands
- Forest Wetlands - Tidal and Non-Tidal
- Barren and Tundra

Location Map



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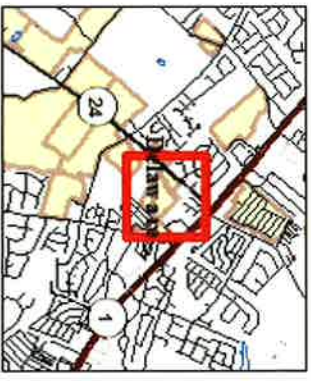
Relbooth Landing
2014-07-02



Legend

PLUS Project Areas

Location Map



2012 Aerial Imagery provided by:
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